

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
SEPTEMBER 18, 2006

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Superior Courtroom, 1 Hillsboro Street, located in Pittsboro, North Carolina, at 6:00 PM on September 18, 2006.

Present: Chairman Bunkey Morgan; Vice Chair, Tommy Emerson; Commissioners Patrick Barnes, Mike Cross, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager, Renee Paschal; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

PLEDGE OF ALLEGIANCE AND INVOCATION

Chairman Morgan invited everyone present to stand and recite the Pledge of Allegiance after which Commissioner Cross delivered the invocation.

- The meeting was called to order by the Chairman at 6:06 PM.

AGENDA AND CONSENT AGENDA

- The Chairman asked if there were additions, deletions, or corrections to the Agenda and Consent Agenda.

Chairman Morgan asked that Item #11, Consideration of a request by Belmeade Farms, LLC for subdivision sketch design approval of “**Belmeade**”, consisting of 197 lots on 556 acres, located off Highway #64 and SR #2161, Adolph Taylor Road, Center Township, be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

Chairman Morgan announced that action had been taken on the following items during the afternoon Work Session:

Southeast Water District Minutes
Appearance Commission Appointment
Mid-Carolina Workforce Development

Commissioner Emerson moved, seconded by Commissioner Outz, to approve the Agenda and Consent Agenda with the noted request:

1. **Minutes:** Consideration of a request for approval of Board Minutes for regular meeting held September 05, 2006 and work session held September 05, 2006

The motion carried five (5) to zero (0).

2. **Resolution Setting Time and Place of Board of Commissioners' Meetings for 2007:** Consideration of a request to adopt a **Resolution #2006-53 Setting the Time and Place of Its Regular Meetings for the Chatham County Board of Commissioners for Calendar Year 2007**, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

3. **Charging-Off 1996 Tax Bills:** Consideration of a request to charge off 1996 tax bills

The motion carried five (5) to zero (0).

4. **Chatham County Six-Mile Insurance-Rated Fire District Mapping:** Consideration of a request to approve the Chatham County Six-Mile Insurance-Rated Fire District Map and description, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

5. **Fiscal Year 2006-2007 Project Ordinance Amendments:** Consideration of a request to adopt Fiscal Year 2006-2007 Project Ordinance Amendments, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

6. **Bid Award for Badger Radio-Read Meters:** Consideration of a request to award bid for Badger radio-read meters to Carolina Meter and Supply, Inc.

The motion carried five (5) to zero (0).

7. **Subdivision Preliminary Approval of "Shadow Creek":** Consideration of a request by Bass, Nixon & Kennedy, Inc. on behalf of Roy Mashburn, Jr. for subdivision preliminary approval of "Shadow Creek", (formerly Yates Subdivision) consisting of 24 lots on 76 acres, located off SR #1740, Lewter Shop Road, New Hope Township

As per the Planning Department and Planning Board recommendation, approval of the road names Shadow Creek Drive, Cypress Bend Drive, and Rock Creek Drive and approval of the preliminary plat with the following conditions was approved as follows:

1. The 'reserved by owner' strip of land shown on the map inset shall be removed from the final plat.
2. The access shown to the Kanoy property shall be labeled as a 60' wide Public Dedication of Right-of-Way.
3. Roads shall be labeled as 'public' on the final plat.

The motion carried five (5) to zero (0).

8. **Subdivision Preliminary Plat Approval of "The Cottages At Stonegate, Phase 3":** Consideration of a request by Pittman-Korbin, Inc. for subdivision preliminary plat approval of "The Cottages At Stonegate, Phase 3", consisting of eight (8) subdivision lots on 64 acres, located off SR #1535, Gilmore Road, and SR #1534, Poythress Road, Baldwin Township

As per the Planning Department and Planning Board recommendation, approval of the road names Bell Flower Court and Cala Lily Court and preliminary plat approval was granted with the following conditions:

1. A note be placed on the final plat stating that access to Lots 21, 22, 23, 24, 25, and 26 will be provided by the internal public roadway only.

2. A note is placed on the final plat.
3. A road maintenance agreement for the maintenance of the private roadway Cala Lily Court, as required by the Subdivision Regulations, Section 6.2D (2) be submitted to staff for review prior to final plat submittal.

The motion carried five (5) to zero (0).

9. **Subdivision Final Plat Approval of “Mayfield”:** Consideration of a request by Bobby A. Branch on behalf of Terra Cognitum, LLC for subdivision final plat approval of “**Mayfield**”, consisting of 11 lots on 65 acres, located off SR #2182, Lonnie Fields Road, Gulf Township

As per the planning Department and Planning Board recommendation, final plat approval of “Mayfield Subdivision” was granted as submitted.

The motion carried five (5) to zero (0).

10. **Subdivision Sketch Design Approval of “Pennington on South”:** Consideration of a request by Dan Sullivan on behalf of Contentnea Creek Company for subdivision sketch design approval of “**Pennington South**”, consisting of 50 lots on 68 acres, located off US Highway #64 East, New Hope Township

As per the Planning Department and Planning Board recommendation, sketch design approval of “Pennington South” was granted with the following conditions:

1. Staff recommends utility easements be shown on the preliminary plan and final plat to provide for future looping of water lines to the west, east, and south. The width and location of said utility easements shall be as specified by the Chatham County Public Works Department.
2. Note #5 be changed to reflect the correct zoning.

The motion carried five (5) to zero (0).

- ~~11. **Subdivision Sketch Design Approval of “Belmeade”:** Consideration of a request by Belmeade Farms, LLC for subdivision sketch design approval of “**Belmeade**”, consisting of 197 lots on 556 acres, located off Highway #64 and SR #2161, Aldolph Taylor Road, Center Township~~

This item was removed from the Consent Agenda and placed on the Regular Agenda for discussion.

12. **Subdivision Sketch Design Approval of “NC 751 Parcels”:** Consideration of a request by David Ferrell, Village Investments, Inc. on behalf of Huang Eng-Shang and Betty Lou Ferrell, Etal for subdivision sketch design approval of “**NC 751 Parcels**”, consisting of 14 lots on 66 acres, located off Highway #751, Williams Township

As per the Planning Department and Planning Board recommendation, sketch design approval of “NC Hwy. #751 Parcels” was granted with the following conditions:

1. A note shall be placed on the preliminary and final maps stating that Lot #1 shall be accessed by the internal roadway only.
2. The developer shall consider the future widening of NC #751 by NCDOT to a four-lane facility, specifically as it relates to placement of structures,

waste water systems, repair areas and wells on lots 1 and 12 prior to preliminary plat submittal

The motion carried five (5) to zero (0).

13. **Subdivision Sketch Design Approval of “Mann’s Crossing”:** Consideration of a request by Mann’s Chapel Properties, LLC for subdivision sketch design approval of **“Mann’s Crossing”**, consisting of 40 lots on 61 acres, located off SR #1532, Mann’s Chapel Road and SR #1537, Tobacco Road, Baldwin Township

As per the Planning Department and Planning Board recommendation, sketch design approval of “Mann’s Crossing” was granted with the following conditions:

1. The preliminary and final plats shall be revised to provide a shared driveway for Lots 28 and 29 and Lots 30 and 31. A note shall be placed on the preliminary and final plats stating that these lots will utilize said shared driveways.
2. The preliminary and final plats shall be revised to provide 40,000 square feet of useable area for lots 31, 34, 35, and 36.

The motion carried five (5) to zero (0).

14. **Subdivision Sketch Design Approval of “Horizon”:** Consideration of a request by Coffey Grounds of Chapel Hill, Inc. for subdivision sketch design approval of **“Horizon”**, consisting of 66 lots on 103 acres, located off SR #1525, Hamlet Chapel Road, Baldwin Township

As per the planning Department and Planning Board recommendation, approval of the development plan and approval of the sketch design for “Horizon” was approved with the following conditions:

1. The developer shall explore the possibility of creating a common access to be shared by this project and the existing Buck Branch Road residents.
2. A 60’ wide dedication of public right-of-way shall be shown on the preliminary and final maps to the adjoining property of Stella W. Gattis. Staff recommends the right-of-way be located parallel to Road #4, if possible.
3. Utility easements shall be shown on the preliminary and final maps to the Stella W. Gattis property and to a Buck Branch property owner. Location and width of the utility easements shall be as required by the Chatham County Public Works Department.
4. Lighting within the development shall comply with the Chatham County Draft Lighting Ordinance.

The motion carried five (5) to zero (0).

15. **Subdivision Preliminary and Final Approval of “The Parks at Meadowview, Phase One A”:** Consideration of a request by The Parks at Meadowview, LLC for subdivision preliminary and final approval of **“The Parks at Meadowview, Phase One A”**, consisting of 97 lots on 145 acres, located off SR #1520, Old Graham Road, Center Township

As per the Planning Department and Planning Board recommendation, approval of the road names *The Parks Drive, Botanical Way, Parkside Drive, Pinwheel Drive, Holiday*

Drive, and Dusty Arbor Lane and preliminary and final approval of “The Parks at Meadowview, Phase One ‘A’” was granted with the following condition:

1. The following shall be added to the mylar copy of the final plat: Label as ‘public’ that portion of roadway (entrance roadway from Highway #87 shown on the cover sheet) to be approved by and constructed to the North Carolina Department of transportation standards; a note regarding maintenance responsibility of the private roadways; sight triangles at the intersections of ‘Botanical Way’ and ‘The Parks Drive’ and “The Parks Drive” and Old Graham Road; and state road number (SR #1520) of Old Graham Road.

The motion carried five (5) to zero (0).

16. **Subdivision Final Plat Approval of “Chapel Ridge, Phase 3”:** Consideration of a request by Darden Development, LLC and Jordan Lake Preserve Corporation on behalf of Polk-Sullivan, LLC, Chatham Partners, LLC and Virginia Grantham for subdivision final plat approval of “**Chapel Ridge, Phase 3**” (formerly The Woodlands), consisting of 173 lots on 242 acres, located off SR #1520, Old Graham Road, Hadley Township

As per the Planning Department and Planning Board recommendation, approval of the request to change the name to “Chapel Ridge, Phase Three”; to add the project to the Chapel Ridge Planned Unit Development; to approve an interconnecting roadway between phases, and that the roads in Chapel Ridge, Phase Three be allowed to be private roadways constructed to the NCDOT hilly standards and approval of the final plat titled “Chapel Ridge, Phase Three” be granted.

The motion carried five (5) to zero (0).

END OF CONSENT AGENDA

SOUTHEAST CHATHAM WATER DISTRICT

Commissioner Emerson moved, seconded by Commissioner Cross, to recess as the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

Minutes Approval: Consideration of a request to approve Southeast Chatham Water District Board Minutes for meeting held August 21, 2006

***See minutes of the Southeast Water District Board for action taken.**

REGULAR SESSION

Commissioner Emerson moved, seconded by Commissioner Cross, to reconvene as the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

PUBLIC INPUT SESSION

Bob Knight, 406 Chimney Rock, Sanford, NC, distributed a salary listing from the State of North Carolina Office of the State Auditor. He stated that the population of Chatham was the lowest by comparison of surrounding counties; that the Lee County Chairman earns \$10,259.00 and no travel; that the Board of Commissioners gets \$75 per special meeting per member; that they get additional monies for technology, health, dental, and life insurance; that Board members in other counties do not receive as much in salary and other comparable benefits; that the chair of the Wake County Board of Commissioners gets \$19,957.00 and no travel; and that those who ran for office knew what the salary was before they ran

for office. He stated that he would like to know how Commissioners Cross and Barnes and the Commissioners-elect feel about giving themselves a raise.

Stephen Goetz, 335 Mt. Vernon Springs Road, Siler City, NC, stated that he would like to remind the Board of Commissioners that secret meetings regarding the ISP quarry are not fair and that the expense considered by the Board of Commissioners is not worth the impact it will make on the public.

PLANNING AND ZONING

Subdivision Sketch Design Approval of “Belmeade”: Consideration of a request by Belmeade Farms, LLC for subdivision sketch design approval of “Belmeade”, consisting of 197 lots on 556 acres, located off Highway #64 and SR #2161, Adolph Taylor Road, Center Township

As per the Planning Department and Planning Board recommendation, Commissioner Emerson moved, seconded by Commissioner Outz, to grant sketch design approval of “Belmeade” was granted with the following conditions:

1. Dedication of rights-of-way and utility easements shall be shown on the preliminary and final maps to the adjoining property of McLeod, parcel #73451, 175 acres, and Graybeal, parcel #63863, 95 acres, to the west and a utility easement to one of the adjoining properties to the south as recommended by Chatham County Public Works.
2. The recommendations as specified for US Highway #64 and SR #2161, Adolph Taylor Road in the traffic analysis on Pages 5 and 6 of Jeff W. Westmoreland’s letter dated August 10, 2006 shall be followed.
3. Prior to preliminary submittal the applicant shall evaluate the location of the habitat for the Carolina Ladle Crayfish and the Four-toed Salamander and consider methods for protecting said habitat for the species of concern.

The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS MATTERS

Public Hearing:

Public Hearing on Resolution Authorizing the Negotiation of an Installment Purchase Contract, Directing the Publication of Notice with Respect Thereto and Providing for Certain Other Matters Related Thereto: Public hearing to receive public comments on a Resolution Authorizing the Negotiation of an Installment Purchase Contract, Directing the Publication of Notice with Respect Thereto and Providing for Certain Other Matters Related Thereto

Commissioner Emerson moved, seconded by Commissioner Barnes, to open the public hearing for the purpose of hearing comments on a Resolution Authorizing the Negotiation of an Installment Purchase Contract, Directing the Publication of Notice with Respect Thereto and Providing for Certain Other Matters Related Thereto. The motion carried five (5) to zero (0).

There was no one present who wished to make public comments.

Commissioner Emerson moved, seconded by Commissioner Cross to close the public hearing. The motion carried five (5) to zero (0).

Commissioner Emerson moved, seconded by Commissioner Barnes, to adopt **Resolution #2006-54 Approving an Installment Financing of Public School Facilities, County Administrative Facilities**

and Water, Sewer and Roadway Improvements and the Sale of Not More than \$40,000,000 Certificates of Participation, Series 2006 and Authorizing the Execution and Delivery of Documents in Connection Therewith, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

PLANNING AND ZONING

Zoning and Ordinance Amendments:

Text Amendment of Zoning Ordinance: Consideration of a proposal by William Jeffrey House, 2211 Wilkins Drive, Sanford, NC, by Attorney Cindy Perry, for Text Amendment of the Zoning Ordinance, Section 15.5.B.1 Public and Private Recreation Camps and Grounds Minimum Lot Area – 20 acres to be reduced to say Minimum Lot Area – 10 acres

Commissioner Emerson moved, seconded by Commissioner Outz, to adopt **An Ordinance Amending the Chatham County Zoning Ordinance**, to leave the minimum lot area for public and private recreation camps and grounds as 20 acres except within the zoned portion of the Haw River Township which may have a minimum lot area of 10 acres. The motion carried three (3) to two (2) with Commissioners Cross and Barnes opposing. The Ordinance is attached hereto and by reference made a part hereof.

Rezoning Request to Conditional Use District B-1 Business: Consideration of a request by Jeff Goodwin by Attorney Cindy Perry to rezone 4.03 acres of property located on Martha's Chapel Road (SR #1752) to Conditional Use District B-1 Business for a boat, camper, and RV storage facility

Commissioner Emerson moved, seconded by Commissioner Outz, to table the rezoning request until a later date. The motion carried three (3) to two (2) with Commissioners Cross and Barnes opposing.

Conditional Use District Permit Request: Consideration of a request from Jeff Goodwin by Attorney Cindy Perry to rezone 4.03 acres of property located on Martha's Chapel Road (SR #1752) for a Conditional Use District Permit for a boat, camper, and RV storage facility

Commissioner Emerson moved, seconded by Commissioner Outz, to table the Conditional Use District Permit request. The motion carried five (5) to zero (0).

BREAK

The Chairman called for a five-minute break.

BOARD OF COMMISSIONERS MATTERS

Amended Noise Control Ordinance: Consideration of a request to adopt the proposed Noise Control Ordinance*

***This is the second of two required readings of the ordinance by the Board of Commissioners.**

Commissioner Barnes moved, seconded by Commissioner Cross, to adopt the proposed Noise Control Ordinance, effective October 01, 2006, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Public Hearings:

Public Hearing Request to Rezone Acreage Off Big Hole Road: Public hearing to receive public comments on a request by McLean Family LTD, Partnership to rezone approximately 470 acres

located off Big Hole Road (Private), Williams Township from RA-5 to RA-90

Jennifer Andrews, PO Box 250, Siler City, NC, representing Peggy McLean Youngblood, stated that the property is owned by the McLean Family; that it is currently partially zoned RA-40 and partially zoned RA-5; that they are requesting that the portion of the property currently zoned RA-5 be rezoned RA-90; that their application as submitted details their assertion that an RA-90 zoning on that portion of the tract currently zoned RA-5 would accommodate the desire for low-density residential development in the WS-IV PA watershed district while more equitably allowing for the type of residential developments generally seen and desirable in the surrounding area and on adjoining tracts; that it should be noted that their request is completely consistent with the County's Watershed Protection Ordinance and in fact, the zoning change, if granted, will result in less density than what is currently allowed under the Watershed Protection Ordinance; that the applicant asserts that the proposed rezoning request of the portion of the McLean Family property currently zoned RA-5 to RA-90 promotes all of the objectives of the Land Use Plan by creating the opportunity for a low density, rural lot size, residential development which is not detrimental to, but in fact complementary to, and in conformity with its surroundings; and that none of the adjoining property owners, which she personally contacted, indicated opposition to their proposal. She presented a letter received from The Preserve at Jordan Lake expressing support of the proposal. The letter is attached hereto and by reference made a part hereof.

Allison Weakley, 311 Boothe Hill Road, Chapel Hill, NC, stated that she was opposed to the request by the McLean Family to rezone the 470 acres tract off Big Hole Road from RA-5 to RA-90 for several reasons: 1) Rezoning would allow more than twice as much density in an already impaired watershed. 2) Rezoning would allow more than twice as much density in an area designated as important wildlife habitat. 3) No plan is submitted along with this rezoning request. She strongly urged the Board to deny the request to rezone the property stating that allowing more than twice the density within this portion of the Jordan Lake watershed will have significant negative impacts on water quality and wildlife habitat.

The Chairman administered the oath to those in attendance who wished to make public comments.

Public Hearing Request to Rezone Acreage off Hatley Road: Public hearing to receive public comments on a request by Contentnea Creek Development Company to rezone approximately 130 acres located off Hatley Road (SR #1714), New Hope Township from RA-5 to Conditional Use RA-90 District

Karen Kemarait, 1117 Hillsborough Street, Raleigh, NC, stated that this project has been before the Board of Commissioners and Planning Board before; that this request is to change the zoning from RA-5 to RA-90; that there is no objection from the neighbors; that the applicant has agreed to extend the County water line at its own expense; that the applicant has agreed to construct a road; and that there will be a 70 foot buffer around the property.

Allison Weakley, 311 Boothe Hill Road, Chapel Hill, NC, stated that as a biologist, she has considerable experience reviewing impacts to natural resources at the County, State, and Federal levels, including conducting, writing, and reviewing environmental assessments; that over the past year, the water quality in Parker's Creek has declined significantly; that impacts from the development in its small watershed have had big impacts on this creek mostly by way of large amounts of sediment making its way into the creek; that the Parker's Creek watershed stretches from just west of Mt. Gilead Church Road and drains directly into Jordan Lake just east of Big Woods Road; that Parker's Creek empties into the Parker's Creek Recreation Area of Jordan Lake State Park which is a popular swimming hole; that unfortunately, the Parker's Creek area of Jordan Lake is cut off from the rest of the lake by the US Highway #64 causeway making the area especially susceptible to pollution from sediment and other non-point pollution within the small Parker's Creek watershed; that she met with the engineer for the developer to discuss ways that he could design the project to best avoid and mitigate impacts to water quality and wildlife habitat; and that since that time, she has reviewed the application. She addressed concerns as they pertained to the five required findings. She asked that the rezoning request be denied stating that rezoning from RA-5 to RA-90 will more than double the currently allowed density which will have negative impacts on an already threatened watershed and the area-sensitive wildlife that depend on

it.

Ray Greenlaw, 2 Jordan Drive, Pittsboro, NC, stated that he is opposed to those requests that ask for a change in zoning to RA-90 and that he wants it stay RA-5.

Public Hearing Request for Conditional Use RA-90: Public hearing to receive public comments on a request by Contentnea Creek Development Company for a Conditional Use RA-90 Permit for a 63 lot single family residential subdivision with site plan on approximately 130 acres located off Hatley Road (SR #1714), New Hope Township

Karen Kemerait, 1117 Hillsborough Street, Raleigh, NC, stated that the applicant has met all the requirements of the ordinance and that it will be a win-win situation for all involved.

Allison Weakley, 311 Boothe Hill Road, Chapel Hill, NC, stated that she and her family have been monitoring Parker's Creek on behalf of the Haw River Assembly; that the watershed stretches through this area; that Windfall Creek Estates has had two notices of violation since January of this year and is developed by the same developer; that part of the site is in the Big Woods wildlife area and that it is not identified in the application; that she met with the engineer of the site about alternate designs of the site; that she recommends leaving off drain sites; that she proposed reducing the number of stream crossings; that vegetative buffers should be employed to prevent runoff into streams; that the creek should be buffered 150 feet on each side; that it does not comply with several provisions of the Land Use Plan; and that the County should not be approving such developments to help extend water lines.

BREAK

The Chairman called for a five-minute break.

Public Hearing Request to Rezone Acreage from Residential Agricultural to Conditional Use B-1 Business: Public hearing to receive public comments on a request by Walter Lewis to rezone approximately 5.35 acres located at the corner of US #64 E and Bob Horton Road (SR #1744), New Hope Township from RA-40 Residential Agricultural to Conditional Use B-1 Business

There was no one present who wished to make public comments.

Public Hearing Request for a Conditional Use B-1 Business Permit: Public hearing to receive public comments on a request by Walter Lewis for a Conditional Use B-1 Business Permit for an indoor storage facility for boats, recreational vehicles, and other vehicular and self storage uses on approximately 5.35 acres located at the corner of US #64 East and Bob Horton Road (SR #1744), New Hope Township

Karen Kemerait, 1117 Hillsborough, Raleigh, NC, stated that she is present on behalf of Lewis Group Properties; that they have filed a rezoning request for four tracts of land owned by Charles Phillips; that the property is currently vacant; that the developer would like to rezone in order to build a boat storage; that it is currently zoned RA-40 and they would like to change it to B-1; that it is consistent with the Land Use Plan; that there is commercial development already in this area; that it makes sense to cluster commercial development where it already exists; and that other similar businesses in the area are full.

George Farrell, Jr., 354 McGhee Road, Chapel Hill, NC, stated that he is an adjoining property owner; that he wants Mr. Lewis to hurry and fill his property with boats; and that his property is already full.

Public Hearing Request to Rezone Acreage from Residential Agricultural to Conditional Use B-1: Public hearing to receive public comments on a request by George Farrell, Jr. to rezone approximately 17.46 acres at the corner of Farrington Point Road (SR #1008) and McGhee Road (SR #1717), Williams Township from RA-40 Residential Agricultural to Conditional Use B-1 Business

Russell McGhee, 273 McGhee Road, Chapel Hill, NC, stated that he is an adjoining property owner and that he had no objections at all to the proposal.

George Farrell, Jr., 354 McGhee Road, Chapel Hill, NC, stated that the existing storage space is filled out; that he recently bought additional land across from his existing storage facility; that there is a great deal of buffer available; and that this is a low-impact business.

Public Hearing Request for Conditional Use B-1 Business Permit: Public hearing to receive public comments on a request by George Farrell, Jr. for a Conditional Use B-1 Business Permit for expansion of the self storage business located across McGhee Road and for flex office buildings (various business uses) with related storage located at the corner of Farrington Point Road (SR #1008) and McGhee Road (SR #1717), Williams Township

Jane Pyle, PO Box 913, Pittsboro, NC, stated that she is concerned about an old house on the corner where the office space is located; that the house is going to be removed; that she asks that the house be preserved; that the timetable is quick after the plan is approved and it does not provide ample opportunity to market the house for sale and removal.

Sylvia Lane, 6925 Knotty Pine Drive, Chapel Hill, NC, stated that she and her husband chose this area because it was residential and made a large investment; that she was surprised to find out the projection for the property; that it will have an impact on the traffic and the neighborhood; and that they have submitted a letter in opposition; that the average home sits on 10-12 acres and is valued at \$1 million.

Kimberly Lane, 262 Willowbend Drive, Chapel Hill, NC, stated that she is the least affected of the Willow Bend properties; that this land touches only the corner of her eleven acre tract of land in the Willowbend Subdivision, but backs up directly to two other lots in her neighborhood; that the person benefiting the most is the developer not the citizens of Chatham County; that experience has shown that homes near businesses become easier targets for would-be thieves; that she fears that commercial lighting will produce an unwelcome glow through the trees and project upward in the night sky; that she fears that once the property is rezoned, Mr. Farrell can apply for building permits not reflected on the plan or make landscaping changes at any time; that Mr. Farrell has acknowledged to her that he is still debating on whether or not he will use the lower portion of the 17 acres for sewer; and that if attempts to obtain several more acres of land behind her lot are successful, she fears the spread of even more growth directly behind her. She asked the Board, before they vote, to come and out and see how beautiful her land is and then glance to the corner of the property and imagine the changes that will disrupt that nice landscape.

Allison Weakley, 311 Booth Hill Road, Chapel Hill, NC, stated that there is a very large magnolia tree that has been on the corner for a number of years; that the commuter traffic is not a justification for a storage area; that she is concerned about the impervious surface and the lack of a stormwater plan; that if it is approved, she encourages the limitation of uses; and that she does not encourage the use of non-native plants in the buffering.

George Farrell, Jr., 354 McGhee Road, Chapel Hill, NC, stated that there is plenty of time if someone were interested in buying the historic home, as that area would be the last to be developed and that he is trying to stay away from the residents of the area as much as possible with the proposed site plan.

~~**Public Hearing Request to Rezone Acreage to Conditional Use B-1 Business District:** Public hearing to receive public comments on a request by Lee Moore Oil Company to rezone a 63.3 acre tract (currently 19.66 acres are zoned B-1 Business and 43.64 acres are zoned RA-40 residential Agricultural) into a 29.4 acre Conditional Use B-1 Business District and a 33.9 acre RA-40 Residential Agricultural District located off US #15-501 North, south of the Chatham/Orange County line, Williams Township~~

This item was deferred until the Board of Commissioners' meeting to be continued on Tuesday, September 19, 2006.

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~~**Public Hearing Request for a Conditional Use B-1 Business Permit:** Public hearing to receive public comments on a request by Lee Moore Oil Company for a Conditional Use B-1 Business Permit for a home improvement center and additional retail and shops located off US #15-501 North, south of the Chatham/Orange County line, Williams Township, on 29.4 acres of a 63.3-acre tract~~

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This item was deferred until the Board of Commissioners' meeting to be continued on Tuesday, September 19, 2006.

BOARDS AND COMMITTEES

Appearance Commission: Consideration of a request to appoint a member to the Appearance Commission

Action was taken on this item during the afternoon Work Session.

Mid-Carolina Workforce Development: Consideration of a request to appoint/reappoint a member to the Mid-Carolina Workforce Development Board

Action was taken on this item during the afternoon Work Session.

MANAGER' S REPORTS

The County Manager had no reports.

COMMISSIONERS' REPORTS

There were no Commissioner reports.

RECESS

Commissioner Emerson moved, seconded by Commissioner Cross, to recess the regular meeting until Tuesday, September 22, 2006, 6:00 PM in the District Courtroom. The motion carried five (5) to zero (0), and the meeting was recessed at 9:05 PM.

Bunkey Morgan, Chairman

ATTEST:

Sandra B. Sublett, CMC, Clerk to the Board
Chatham County Board of Commissioners